

**Minutes of the Planning Commission Regular Meeting of Tuesday, January 3, 2017**  
**Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

*Due to an equipment malfunction, the audio recording for this meeting is not available. The meeting was video recorded, however the audio (televised web-stream) could not be heard or recorded during the meeting.*

**CALL TO ORDER 7:00 P.M.**

**ROLL CALL**

Planning Commission members Present: McCune, Simpson, Goldfarb, Majeski

Planning Commission members Absent: Mates, Chamberlin, MacDonald

Staff Present: Community Development Director de Melo, City Attorney Rennie, Associate Planner Gill, Administrative Assistant Turning  
City Engineer Yau, City Engineer Alvarez

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

No requests to speak were received from the public.

**CONSENT CALENDAR**

Draft Planning Commission Minutes of 12/6/16

**MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER  
GOLDFARB TO APPROVE THE CONSENT CALENDAR**

**MOTION PASSED 4/0/3**

**PUBLIC HEARING – 554 El Camino Real**

To consider an approval to remove and replace three existing antennas, relocate other existing antennas, and add wireless telecommunication equipment at the existing U-Haul building under streamlined review pursuant to Section 6409(a) of the Middle Class Tax Relief Act of 2012.

(Appl. No: PA2016-0078)

APN: 044-201-070

ZONING: C-3 – Highway Commercial

CEQA Status: Categorical Exempt, Section 15303, Class 3(e)

Associate Planner Gill summarized the staff report recommending approval of the Conditional Use Permit and Design Review application.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project; several commissioners had visited the site, no conclusions were made.

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Associate Planner Gill and AT&T applicant Kristy Erickson responded to questions of the Commission.

There were no requests from the public to speak on this item; Chair McCune closed the Public Hearing.

Commission discussion ensued.

**ACTION: ON A MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER GOLDFARB TO MOVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ALLOW MODIFICATIONS TO AN EXISTING AT & T WIRELESS COMMUNICATION FACILITY AT 554 EL CAMINO REAL (U-HAUL BUILDING) (PA 2016-0078)**

**AYES: SIMPSON, GOLDFARB, MAJESKI, MCCUNE**

**NOES: NONE**

**ABSENT: MACDONALD, MATES, CHAMBERLIN**

**PASSED: 4/0/3**

**RESOLUTION 2017-01.**

Chair McCune noted the item could be appealed within 10 calendar days.

**PUBLIC HEARING – Vacant lot on Monte Cresta Drive (APN: 043-165-180)**

Appeal of Application Completeness Determination of a proposed Single Family Dwelling subject to a road improvement plan pursuant to Belmont City Code Section 7-13 and the San Juan Hills Area Plan (SJHAP). (Appl. No: PA2015-0057)

ZONING: HRO-2 (Hillside Residential & Open Space)

CEQA Status: The appeal of the completeness determination is exempt from CEQA because it is not the approval of a project as defined by CEQA Guidelines Section 15378(a)(3), in that it does not involve the issuance of any entitlement for use.

Associate Planner Gill summarized the staff report, outlined the project description, provided background information to the Commission, and recommended approval of the attached resolution.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project; several commissioners had visited the site, no conclusions were made.

Associate Planner Gill and staff responded to questions of the Commission.

Applicant Jeff Kraft provided a power point presentation outlining the project as submitted in November 2015. Mr. Kraft also outlined the basis for his appeal and provided photographs of the Planning Commission Meeting Minutes of 1/3/17

project location.

Warren Gibson, Etta Herbach, Basil Hosmer, Mark Herbach and Gail Mintz requested to speak in opposition of the project. Max Reinhardt spoke in favor of the project.

Chair McCune closed the Public Hearing.

Commission discussion ensued.

**ACTION: ON A MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER MAJESKI TO MOVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT UPHOLDING THE DECISION OF THE PLANNING DEPARTMENT THAT APPLICATION NO. 2015-0057 IS INCOMPLETE WITH THE ADDITIONAL RECOMMENDATION THAT EXHIBIT A, CONDITIONS OF COMPLETNESS – ITEMS 1A AND 1B REGARDING GEOLOGIC MAPPING AND THROUGH-ROADWAY OPTION BE AMENDED REGARDING ADDITIONAL GEOLOGICAL WORK BEYOND THE PROPOSED ROAD SEGMENT AND PROPOSED TURNAROUND AREA.**

**AYES: SIMPSON, MAJESKI, GOLDFARB, MCCUNE**

**NOES: NONE**

**ABSENT: MACDONALD, MATES, CHAMBERLIN**

**PASSED: 4/0/3**

**RESOLUTION 2017-02.**

Chair McCune noted the item could be appealed within 10 calendar days.

**ADJOURNMENT at this time, being 8:55 PM.**

Colleen Turning  
Recording Secretary